

COUNTY OF YORK

MEMORANDUM

DATE: May 5, 2005 (BOS Mtg. 5/17/05)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. YVA-20-04, Yorktown Fifes and Drums Corps

ISSUE

This application requests Yorktown Village Activity approval, pursuant to Section 24.1-327(b)(2) of the Zoning Ordinance, to authorize the construction of a two-story building for use as a rehearsal hall with accessory office and storage space for the Yorktown Fifes and Drums Corps. The property is located at 202 Church Street in Yorktown and is further identified as Assessor's Parcel Nos. 18A-1-32 and 18A-1-32A. The property will be available to the Corps under the terms of a land exchange agreement between the National Park Service and York County.

DESCRIPTION

- Property Owner: United States of America, National Park Service, Colonial National Historical Park. The referenced land exchange agreement grants an easement on the subject property to York County, the sole purpose of which is to provide for "the construction, operation and maintenance of a structure to be used by the Yorktown Fifes and Drums Corps."
- Location: 202 Church Street (Route 1003)
- Area: 9,150 square feet (total area of both subject parcels)
- Frontage: Approximately 70.0 feet on Church Street
- Utilities: Public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: Yorktown Historical Village
- Zoning Classification: YVA – Yorktown Village Activity
- Existing Development: none
- Surrounding Development: Vacant property on all sides; future access road connecting Main and Ballard Streets on the abutting southwestern parcel
- Proposed Development: Rehearsal hall with accessory office and storage

CONSIDERATIONS/CONCLUSIONS

1. The subject building would be constructed on two adjoining parcels located on the east side of Church Street, approximately 220 feet south of its intersection with Main Street. The Corps currently leases a 1650-square foot building (owned by the National Park Service) located at 402 Main Street for its activities. This building is not large enough to adequately accommodate the 70-member Corps rehearsal, office, storage and performance-staging needs. The proposed 3000-square foot building is needed to provide floor space to house an office, rehearsal area, formation hall, drum rack area, uniform fitting area and records storage area. In addition to storage and office needs, the facility would be used for practice activities (twice per week) and to provide a staging and closing area for Corps performances (at least twice per week).
2. The subject parcel is zoned YVA (Yorktown Village Activity) and the Comprehensive Plan designates Yorktown as an historical village without reference to specific land uses. Section 24.1-327(b)(4) of the Zoning Ordinance stipulates that any proposed new use, other than single-family detached dwellings, shall be subject to review and approval by the Board of Supervisors in accordance with the same procedures as special use permits.
3. Section 24.1-327(c) of the Zoning Ordinance specifies those uses that may be permitted within the YVA district subject to a determination – in this case by the Board of Supervisors following a recommendation from the Planning Commission – that the use in the location proposed is substantially in conformance with the Yorktown Master Plan. Specific uses that may be permitted include:
 - Art galleries, museums, tourist centers, community centers, performing or cultural arts centers, and similar types of uses intended to promote cultural resources

I believe that the proposed rehearsal hall is consistent with this listing.

4. The Zoning Ordinance requires a “plan for accommodating the pedestrian, bicycle, automobile, and trolley traffic, parking and loading demands which the development can be expected to generate” to be submitted as part of any development proposal in the YVA district. A trolley stop is located at the corner of Main and Church Streets, and a sidewalk is proposed to lead from the building to Church Street. Section 24.1-327(g)(1)(a) of the Zoning Ordinance states that a parking plan submitted as part of any development proposal within the YVA zoning district “may include provisions for public or private off-site parking as well as on-site parking.” Off-site parking would be available in the existing public parking area directly across the street from the proposed facility (between Church and Read Streets). The National Park Service has confirmed the availability of 27 spaces (minimum Zoning Ordinance requirement) within this lot for use by the Corps (see attached correspondence from the Colonial National Historical Park Administrator).
5. Plans for the proposed building were reviewed and approved by the by the Historic Yorktown Design Committee (HYDC) on March 23, 2005. The Committee approved

the proposed building subject to several conditions addressing exterior architectural design and facade materials and colors. A copy of the Committee meeting minutes is attached. An approval condition for this SUP application references the HYDC conditions.

6. In accordance with the National Historic Preservation Act (NHPA), a Section 106 review was required of the National Park Service for the proposed building, due to its location on property listed on the National Register of Historic Places (Yorktown Village). This review process requires Federal agencies, in this case the National Park Service, to consider effects and potential impacts of their actions, such as construction of a new building, on listed historic properties. Review criteria address potential impacts to the integrity of a listed site, which may include consideration of a project's location, design, building materials and/or historic setting. The review, coordinated through the Virginia Department of Historic Resources, was completed in January 2005. The proposed project was found to have "no adverse impact" on the historic properties within the Colonial National Historic Park. A copy of the approval letter from the National Park Service to the County is attached.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission is scheduled to hear this application at its May 11, 2005 meeting. The Board will be notified of the Commission's recommendation immediately following the meeting.

COUNTY ADMINISTRATOR RECOMMENDATION

I am of the opinion that the proposed building is consistent with the scale and character of development in Yorktown. There are no anticipated adverse impacts on vacant neighboring properties, and ample parking is available for patrons of the facility in the public lot across Church Street. The proposal has successfully completed the NHPA Section 106 review process and the HYDC has made the finding that the proposed project is consistent with the Yorktown Historic District and Design Guidelines. The Fifes and Drums Corps has been an eminent civic organization in Yorktown for many years, and development of the proposed building to accommodate their need for expansion will insure the viability of the organization and its continued service to the County and its visitors. Therefore, based on the considerations and conclusions as noted, and assuming that the planning Commission will take action on May 11th, I recommend that the Board of Supervisors approve the request through the adoption of proposed Resolution No. R05-83.

Carter/3337:AMP

Attachments:

- Zoning Map
- Site Plan
- Building footprint plan
- Landscape plan
- Architectural elevations

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- Building floor plan
- Correspondence from Colonial National Historical Park Superintendent dated 1/28/05 and 4/12/05
- Minutes of March 23, 2005 HYDC meeting
- Proposed Resolution No. R05-83